



Planning Board

100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
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To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: January 31, 2011

Re-zone Request

NW corner of Anthony St. and Fall River Ave. – Plat 7, Lot(s) 27 & portion of 75

Summary: The applicant has submitted a request for a re-zone.

Findings of Fact:

Existing Conditions

- Lot 27 contains a single-family dwelling and lot 75 contains a single-family dwelling and a salon/spa.

Proposal:

- Re-zone lot 27 (0.32 acres) from R-1 to Local Business (LB) and the portion of lot 75 that contains the dwelling (.0355 acres) from R-1 to LB.
- Would enable construction of a CVS pharmacy, which would require a site plan review if re-zone proposal successful.

Zoning/Master Plan information

- Property to the west is HB, north is R-1/HB, east is R-1/LB and south is LB.
- Property was zoned C-Business District on Town's original 1942 zoning map and was rezoned to Residence A/LB in 1958. Residence A became current R-1 designation in 1979.
- Future Land Use Map in 2000 Master Plan is difficult to discern zoning on parcels this small.